

EXHIBIT A

RX 252 WL

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Rev. 06/09

Ver. Date 07/02/2025

PID 96808

PARCEL 113-WL FAI/LIC-IR 70-0.00/0.00

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY INCLUDING LIMITATION OF ACCESS

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Violet, being located in Half Section 35, Township 16, Range 20, Refugee Lands, and being located in Section 21 of the former Congress Lands East of the Scioto River, being a part of Lot 253 of Haaf Farm Section 7, of record in Plat Cabinet 2, Slot 96, said Lot 253 being described in a deed to **Frank Geraci aka Frank Geraci III and Tammy Geraci**, of record in **Official Record 1501, Page 3633**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, being a parcel on the right side of the proposed centerline of right-of-way for Taylor Road, as delineated on the centerline plat for FAI/LIC-IR 70-0.00/0.00, all stationing herein is referenced to said centerline plat, said parcel being further bounded and described as follows:

BEGINNING at the southwest corner of said Lot 253, being the northwest corner of Lot 252 of said Haaf Farm Section 7, being on the existing east limited access right-of-way line for Taylor Road (R/W width varies), and being on the east line of that 1.515 acre limited access right-of-way parcel described as Parcel No. 3WL in a deed to State of Ohio, of record in Official Record 685, Page 986, (reference a 3/4-inch iron pipe found with a cap inscribed "EMHT" bearing South 23 degrees 52 minutes 39 seconds East and distant 0.26 feet), said point being 38.50 feet right of Taylor Road proposed centerline of right-of-way station 23+46.55, said corner being South 45 degrees 58 minutes 04 seconds East, a distance of 3,561.86 feet from an aluminum disk found in a concrete monument, designated as Franklin County Geodetic Survey monument number FCGS 2219, said disk being at the common corner of said Fairfield County, Franklin County and Licking County, being at the common corner of Half Section 34, Half Section 33, Half Section 28 and Half Section 27, Township 16, Range 20, Refugee Lands, being at the north Quarter Section corner of Section 20 of the former Congress Lands East of the Scioto River, and being at the south Quarter

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Section corner of Section 17 of the former Congress Lands East of the Scioto River, said disk being 1,525.17 feet left of Interstate Route 70 centerline of right-of-way station 88+80.85 and being 2,741.25 feet left of proposed Taylor Road centerline of right-of-way station 50+81.86;

Thence **North 04 degrees 00 minutes 02 seconds East**, along the existing east limited access right-of-way line for said Taylor Road, along the west line of said Lot 253, and along the east line of said Parcel No. 3WL, a distance of **117.78 feet** to a point of curvature, being the intersection of the existing east limited access right-of-way line for said Taylor Road and the existing south right-of-way line for Haaf Farm Drive N.W. (72' R/W width), as delineated in said Haaf Farm Section 7, and being a northwest corner of said Lot 253, (reference a 3/4-inch bent iron pipe found with a cap inscribed "EMHT" bearing North 73 degrees 35 minutes 06 seconds East and distant 0.16 feet), said point being 38.50 feet right of Taylor Road proposed centerline of right-of-way station 24+64.33;

Thence along the arc of a curve to the right, along the existing south right-of-way line for said Haaf Farm Drive N.W., and along the northwest line of said Lot 253, said curve having a radius of **20.00 feet**, a central angle of **89 degrees 53 minutes 32 seconds**, and an arc length of **31.38 feet** to a MAG spike set at a point of tangency, being a northwest corner of said Lot 253, said curve being subtended by a long chord having a bearing of **North 48 degrees 56 minutes 49 seconds East** and a length of **28.26 feet**, said MAG spike being 58.46 feet right of Taylor Road proposed centerline of right-of-way station 24+84.33;

Thence **South 86 degrees 06 minutes 25 seconds East**, continuing along the existing south right-of-way line for said Haaf Farm Drive N.W., along the north line of said Lot 253, a distance of **1.54 feet** to an iron pin set at the northwest corner of a proposed right-of-way parcel, said iron pin being 60+00.00 feet right of Taylor Road proposed centerline of right-of-way station 24+84.33;

Thence **South 31 degrees 21 minutes 19 seconds West**, across said Lot 253, along the northwest line of said proposed right-of-way parcel, a distance of **21.76 feet** to an iron pin set at a southwest corner of said proposed right-of-way parcel, said iron pin being 50.00 feet right of Taylor Road proposed centerline of right-of-way station 24+65.00;

Thence **South 04 degrees 00 minutes 02 seconds West**, continuing across said Lot 253, along the west line of said proposed right-of-way parcel, a distance of **118.17 feet** to an iron pin set on the south line of said Lot 253, and being on the north line of said Lot 252, said iron pin being 50.00 feet right of Taylor Road proposed centerline of right-of-way station 23+46.83;

Thence **North 87 degrees 24 minutes 30 seconds West**, along the south line of said Lot 253, and along the north of said Lot 252, a distance of **11.50 feet** to the **POINT OF BEGINNING** for this description.

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The above described limited access right-of-way parcel contains a total area of **0.037 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 036-06065.00.

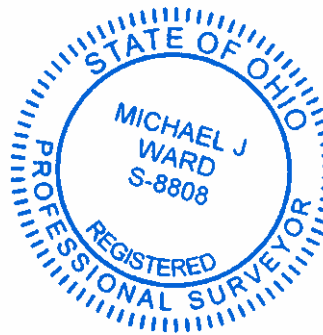
Bearings described hereon based on the bearing of South 86 degrees 08 minutes 42 seconds East for the common line between Half Section 27 and Half Section 34, Township 16, Range 20, Refugee Lands, being the common line between Section 17 and Section 20 of the former Congress Lands East of the Scioto River, and being a common line between Fairfield County and Licking County, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

This description was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, on July 2, 2025, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.


Michael J. Ward
Registered Professional Surveyor No. 8808



7/14/25
Date

LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS.
FAIRFIELD COUNTY ENGINEER

BY ACS DATE 7/21/25

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS

BY SAK DATE 07/22/25
FAI/LIC-ID 70-0.00/0.00